

**BOARD OF SUPERVISORS
MEETING MINUTES
April 2, 2018**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, April 2, 2018, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: Chair A. James Scanzillo, Vice Chair Helen B. Haun, Members William B. Jones, III, Gregory T. Hood and Cynthia M. Jones. Also present were Township Manager Eileen M. Bradley, Township Solicitor H. Peter Nelson, Esq., and Township Engineer Janene Marchand, P.E.

1. Call to Order: Mr. Scanzillo called the Meeting to order.

2. Pledge of Allegiance: Mr. Scanzillo led the Board and audience in the Pledge of Allegiance.

3. Announcements: Mr. Scanzillo announced that the Board had met in Executive Session prior to this Meeting to discuss personnel issues and land acquisition.

3.1. Student Beckam Polis and Vacant Housing Discussion: Beckam Polis and a group of his Butler Elementary PEN classmates gave a presentation to the Board. The students stated they were given the option of addressing a local, state or national issue and the group chose to focus on the local issue of three vacant commercial properties along Butler Avenue.

Mrs. Haun thanked the students and teacher Monica Neal for their presentation and stated that currently, two of the three selected sites, the old ACME building and the house next to Target World were in the middle of redevelopment into a self-storage facility and a Wawa respectively. Mr. Scanzillo also thanked the students and added that vacant buildings can be a difficult issue to address. The Board was always keeping an eye on vacant properties and working with owners to redevelop their properties to the best advantage of the Township. Mrs. Haun added that often the reason that vacant buildings were a difficult issue is because they were typically privately owned. She stated that the ACME, for example, would not sell to a competitor. Sometimes it required some creativity to come up with alternative uses.

Ms. Monica Neal, the teacher for the students from Butler Elementary, thanked the Board for taking the time to listen to her students' presentation.

4. Public Comment on Non-Agenda Items: Mr. Michael McCrea of Action Karate expressed interest in increasing Action Karate's involvement in the community. Mr. McCrea stated that Action Karate had been located in the New Britain Township community for 3 years and was looking for more ways to give back. He stated part of Action Karate's business model was to have a positive impact on the local community. Action Karate participated every October in National Anti-Bully Awareness Month to teach and help individuals deal with bullying. They also participated in Sleep-Out for Homelessness. He stated that approximately 40-60 adolescents are homeless in our area and that they collected items to make an emergency kit for these individuals that included, soap, toothpaste, energy bars, socks, etc. Mr. McCrea was open to participating more in the community and having elected officials involved in some of their events. The Board thanked Mr. McCreary for his work in the community.

5. Approval of Minutes:

5.1. Minutes of Meeting of March 19, 2018:

MOTION: A motion was made by Mr. Jones, seconded by Mrs. Haun and unanimously approved to accept the March 19, 2018 Minutes as written.

6. Departmental Reports: There were no Departmental Reports at this time.

7. Consideration of Old Business:

7.1. Naplin One Preliminary Plan: Appearing for the Applicant, Naplin One, were Mr. Zachary Sivertsen, Esq. of Eastburn and Gray P.C., Mr. Ron Klos P.E. of Bohler Engineering, Ms. Cozza of McMahon Associates and owner Allan Nappen. The Applicant was seeking Preliminary Plan approval for land development of a 16.6-acre property located in the Industrial-I Zoning District. The Applicant had received Zoning Hearing Board variance for a 45-foot high one-story 120,000 square foot warehouse facility. The property would have a shared driveway with neighboring Quad Graphics and a 240-space parking lot. Roadway improvements on County Line Road would be made with PennDOT approval. Two stormwater management retention basins were also proposed. Mr. Sivertsen stated they would be seeking six waivers that dealt with construction within an easement, curbing installation, and storm basin modifications that were supported by Gilmore. A sanitary force main issue with the adjoining KEMA property was being negotiated.

Ms. Bradley asked if there were any perspective buyers for the property. Mr. Allan Nappen stated that they did have perspective buyers, but that until they were further along in the land development process, they could not finalize anything. Ms. Bradley asked for a progress update on the KEMA force main issue. Mr. Nappen stated that due to KEMA being an international company, progress on an agreement was taking longer than expected, but he was confident that an agreement was imminent.

Ms. Haun asked about traffic impacts along County Line Road. Mrs. Marchand stated that Gilmore was concerned with the intersection at Richardson Road, which might need widening and restriping. Would the Board want to see those road improvements now or accept a fee-in-lieu for future improvements? Mr. Hood preferred to see the improvements done now. Mr. Sivertsen stated that the widening would require additional right-of-way acquisition on offsite properties. Ms. Cozza stated that the issue was more complex than just minor widening and restriping and that the applicant would prefer to pay the fee in lieu for these road improvements.

Ms. Bradley recommended having Mr. Nelson create a draft resolution outlining proposed conditions of approval for the next meeting.

MOTION: Upon motion by Mr. Jones, seconded by Mrs. Jones, the Board unanimously authorized the Township Solicitor to prepare a draft resolution outlining the conditions of Preliminary Plan approval for the next meeting.

8. Consideration of New Business: There was no New Business at this time.

9. Consent Agenda: There were no Consent Agenda items at this time.

10. Board of Supervisors' Comments: Mrs. Haun stated that while she was on her trip to South Africa, she saw news coverage of a theater fire in Serbia that claimed a number of lives. She stated that while the Township requiring permits and inspections may seem to be tedious or a nuisance, these precautions are in place to ensure the safety of Township residents.

11. Township Administration Comments:

11.1. Wawa Zoning Hearing: Ms. Bradley stated that on Thursday, April 19, 2018 at 7:00 p.m., the Zoning Hearing Board would consider the application of Provco/Pineville Acquisitions LLC for multiple variances to construct a J31 Planned Community Center Mixed Use Wawa with six double gas pumps and a 5,585 s.f. retail store on Butler Avenue near County Line Road. She recommended that Mr. Nelson or she be present on the Township's behalf. Ms. Bradley stated that the Township could propose a list of conditions to affect circulation and materials should the Zoning Hearing Board decide to grant variances. Mr. Nelson concurred and sited occasions in which both Warminster and Warwick Townships' requested conditions had been added to granted variances in those cases.

MOTION: Upon motion by Mr. Jones, seconded by Mr. Hood, the Board unanimously approved to send the Township Solicitor, Mr. Peter Nelson, to represent the Township at the Zoning Hearing Board on April 19, 2018.

11.2. 2018 Road Program: Ms. Bradley presented the proposed 2018 Road Program with estimated costs. She was seeking approval of the Board to move forward with bidding out contracts.

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Hood, the Board unanimously approved the 2018 Road Program.

12. Solicitor and Engineer Comments: There were no Solicitor or Engineering Comments at this time.

13. Other Business: There was no Other Business at this time.

14. Public Comment: Mr. Shon Weldon of Willowood Drive asked if the authorization of land appraisal at the last meeting was for a property on Upper Stump Road. Ms. Bradley responded in the negative.

15. Payment of Bills:

15.1. Bills List dated March 28, 2018 for \$133,834.70:

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Jones, the Board unanimously approved the Bills List dated March 28, 2018 for \$133,834.70.

15.2. Bills List dated March 29, 2018 for \$24,621.73:

MOTION: Upon motion by Mrs. Haun, seconded by Mrs. Jones, the Board unanimously approved the Bills List dated March 29, 2018 for \$24,621.73.

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mrs. Jones, seconded by Mr. Jones, and unanimously carried, to adjourn the meeting at 7:35 p.m.

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NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

A. James Scanzillo, Chair

Helen B. Haun, Vice Chair

William B. Jones, III, Member

Gregory T. Hood, Member

Cynthia M. Jones, Member

Attest: _____
Eileen M. Bradley
Secretary/Manager